

CHAPTER THIRTEEN

SETBACKS

Section 13-10 Setbacks - In remaining consistent with endeavors to facilitate and meet the transportation goals for Christian County, the following setbacks shall be made absolute:

Table 13-1
Setbacks

	<u>Setback Distance</u>
Off major State and Federal highways:	50 feet from adjoining right of way.
Off all subdivision roads:	50 feet from center of right of way.
Off all County roads:	50 feet from center of right of way.
Off all side and back lots:	10 feet from property line.

- A. Setbacks shall be from property lines or easements, whichever is applicable.
- B. The setback is measured from the edge of the right of way on State and Federal Highways, from the centerline of the road easement on County roads, and from the side and back property lines or easements of the lot or tract being considered.
- C. There shall be located within the setback area no structure or appurtenance which would increase the property value of the setback area. This would include, but not be limited to the following: foundations of structures, swimming pools, porticos. Additions to existing structures built within the required setbacks may be allowed by the Designated Official, so long as the addition will not further encroach upon the setback, and poses no threat to the public health, safety and welfare. The owner/developer shall sign a statement that improvement within the setback area shall not increase its value should the public need to purchase the right-of-way at a later date.

Section 13-12 Setbacks from Natural Watercourses- Developments along natural watercourses shall have residential building lines, commercial or industrial improvements, parking areas or driveways set back a minimum of twenty-five (25) feet from the top of the existing stream bank.

Section 13-15 Setback Distances Relative to Sinkholes - The requirements are intended to provide specific criteria for site evaluations, design and construction for any site upon which sinkholes are located. The minimum setback distances will be strictly enforced. (Refer to Section 19-68 - Development Requirements.)

Section 13-20 Building Separation - The following building separations shall be maintained for structures containing principal uses located on the same lot.

- A. Residential** - Residential structures built on the same lot or parcel shall be located a minimum of fifty (50) feet from structure to structure.
- B. Commercial / Industrial** - Commercial / Industrial structures built on the same lot or parcel shall be located a minimum of twenty (20) feet from structure to structure.
- C. Combination Uses** - Combination uses shall maintain a separation of twenty (20) feet between structures, except for residential structures which will maintain a separation of fifty (50) feet from other structures located on the same lot or parcel.